



86 West Drive, Highfields Caldecote, Cambridge, CB23 7NY
Guide Price £795,000 Freehold



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01223 800860

A STUNNING FIVE BEDROOM DETACHED BARN-STYLE PROPERTY EXTENDING TO APPROXIMATELY 2525 SQFT, OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION. SET WITHIN MATURE GARDENS AND GROUNDS WITH APPROXIMATELY 0.34 ACRES AND TUCKED AWAY AT THE END OF A PRIVATE DRIVEWAY WITHIN THIS POPULAR VILLAGE.

- Detached barn-style house
- 5 beds, 2 baths, 2 recepts
- Built in 1960 and refurbished in 2010
- Oil central heating to radiators
- Council tax band - D
- 2525 Sqft / 235 Sqm
- 0.34 acres
- Off road parking and garage
- EPC - D / 66
- No Chain

The property enjoys a wonderful position set back from the road and accessed via a long private gravel driveway, which opens to a generous gravel parking area accommodating several vehicles and leading to a cart lodge and adjoining garage/workshop. The property was largely re-built in 2010 to a spacious and luxury barn style dwelling offering extremely versatile and beautifully presented accommodation.

The accommodation comprises a welcoming reception hall area with stairs to a vaulted landing above. The kitchen/breakfast family room is fitted with bespoke cabinetry, solid oak work surfaces with inset one and a half sink unit with matching preparation island/breakfast bar. There are a range of integral appliances including a four ring ceramic hob, double oven extractor and under counter fridge plus space for an American style fridge/freezer and dishwasher. The bespoke kitchen cabinetry is mirrored in the utility room which also has space for all the usual white goods.

There are two large reception rooms including a triple aspect sitting room with wood burning stove and a dual aspect drawing room with attractive wood paneling. Just off the kitchen is a dining room area, office and cloakroom/WC.

Upstairs, off the galleried landing are five good sized bedrooms plus a luxury en suite shower room to the master bedroom and a four piece family bathroom which includes a separate shower cubicle and free standing bath tub. Bedroom two has a walk in closet which could easily be converted into another en suite should a purchaser require.

Outside, the gardens and grounds extend to over 0.34 acres and is laid mainly to lawn with well stocked flower borders and beds, a wide selection of trees and bushes, a generous part covered patio area. Nestled at the back of the garden is a timber lodge which would make an ideal home office space or indeed somewhere to pursue a hobby. All enjoy maximum levels of privacy and seclusion.

Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately seven miles west of Cambridge and is situated off the A428 Bedford Road. Its fitting location allows easy access to the City of Cambridge, M11, A1 and A14. Within Caldecote is a primary school and Parish Church. A wider range of facilities are available in nearby village Cambourne (three miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs about two miles away.

Tenure

Freehold

Services

Mains services connected include: electricity, water and mains drainage. Oil central heating

Statutory Authorities

South Cambridgeshire District Council.
Council tax band - G

Fixtures and Fittings

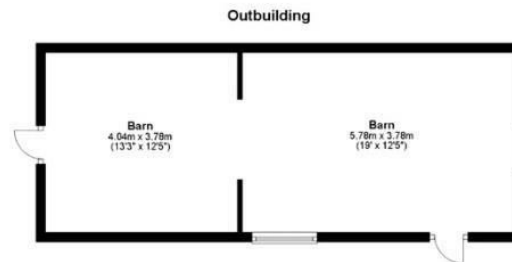
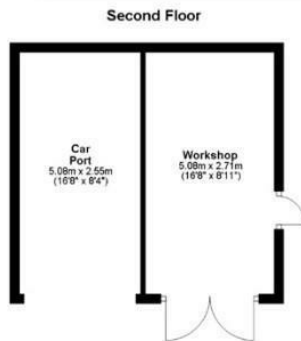
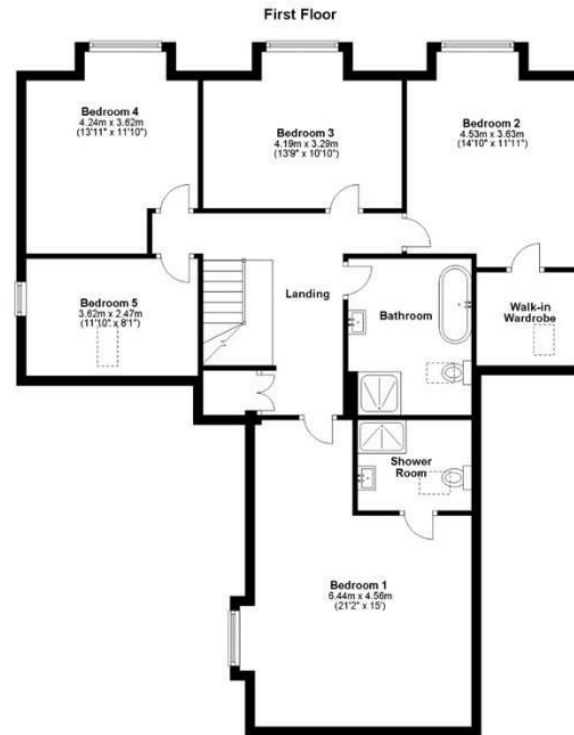
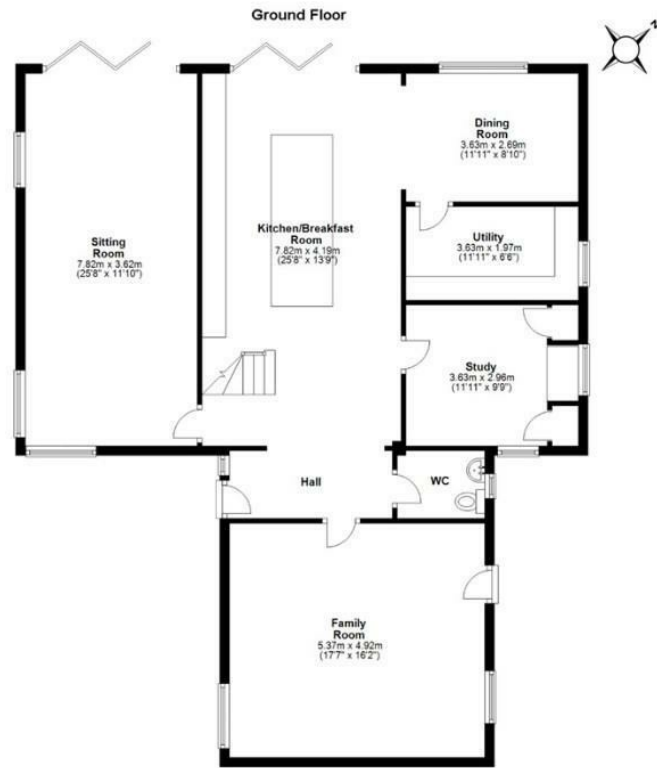
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 235 sqm (2525 sqft) excluding Outbuildings

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 66 | 76 |
| | EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



